

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

PEN-Y-LAN ROAD  
ROATH














## PEN-Y-LAN ROAD

ROATH, CF24 3PF - £1,650 PCM

 3 Bedroom(s)  3 Bathroom(s)  1334.00 sq ft

Perfect for sharers is this fantastic 3-bedroom, 3-bathroom apartment in a brilliant, central location in Roath. Located above the popular Scaramantica Pizzeria, the property is extremely spacious and offers a fantastic living space with huge lounge leading into modern-fitted, well equipped kitchen with generous worktop and storage space along with appliances. The three bedrooms are all extremely spacious and two of them offer private ensuite bathrooms (with a third, family bathroom located on the top-floor) making this a brilliant opportunity for 3 friends, sharing. Available furnished the property further benefits from gas central heating and within walking distance of Roath Park and the City Centre. A brilliant house share opportunity!

FLOOR PLAN AVAILABLE. FURNISHED. STREET PARKING.

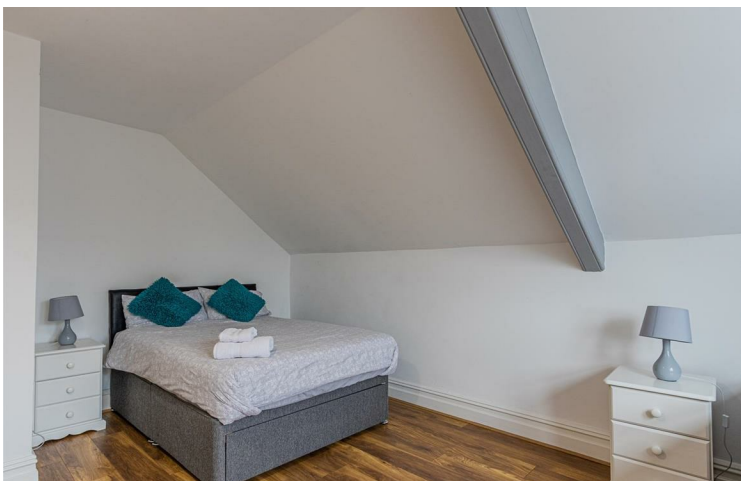
EPC RATING of D  
COUNCIL TAX BAND of E


A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

**PROPERTY SPECIALIST**  
Mr Rhys Carter  
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Lettings







 Pen-Y-Lan Road, Roath

## Penylan Road, Roath



Total Area: 124.0 m<sup>2</sup> ... 1334 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 